

Kentucky Real Estate NEWS

A Publication of the Kentucky Real Estate Commission

Governor Steve Beshear Appoints Tom Biederman as Commissioner



On May 22, 2015, Governor Steve Beshear announced the appointment of Tom Biederman as Real Estate Commissioner for the Kentucky Real Estate Commission. Mr. Biederman replaced former Commissioner Linda Cecil, whose term had expired.

Commissioner Biederman began his career in real estate over 35 years ago, receiving his sales associate license in February of 1980. In that same year, he also obtained his auctioneer's license. In 1990, Mr. Biederman became a broker. In 1994, he opened his own company in Lexington, called Biederman Real Estate & Auctioneers, where he is principal broker and principal auctioneer. In addition, he is the principal broker of Taylor Made Real Estate and Biederman Real

Estate Referrals. The firms provide services ranging from residential and commercial properties to large horse and agricultural farms.

Commissioner Biederman studied at the University of Kentucky and earned his Associate Degree in real estate in 1981. He is a member of several organizations including the National Association of REALTORS®, the National Auctioneers Association, the Kentucky Auctioneer Association, and the Lexington Board of REALTORS®. He also serves as a Senior Auctioneer with Fasig-Tipton Company (the nation's oldest thoroughbred auction company), which is based in Lexington.

Although originally from Springfield, Commissioner Biederman resides in Versailles with his wife, Lisa, and 17-year old son, Mason. Commissioner Biederman enjoys golf, tennis, and riding with the Woodford Hounds. Commissioner Biederman says about his appointment, "I am extremely honored to be appointed to this position by Governor Beshear. I am eager to learn more about the mission of the KREC and intend on applying a common sense/golden rule approach going forward."

The commissioners and staff are very excited about Commissioner Biederman's appointment. With his 35 years of experience in real estate, he will certainly bring a wealth of knowledge to his role serving the licensees and consumers of the Commonwealth of Kentucky. Welcome aboard Commissioner Biederman!

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Issue No. 227, Summer 2015

Comments from the Chair

by: James H. Huff,
Chair



Post-License Education Requirements Enacted by the 2015 Kentucky General Assembly

I want to take this opportunity to remind all licensees of recent statutory and regulatory changes impacting Kentucky's real estate license law. It has been previously reported to you that, during the 2015 Kentucky General Assembly, the legislature enacted House Bill 149 that established a post-license education requirement for all new real estate licensees. The legislation amended the following sections of Kentucky's real estate license laws:

KRS 324.010 – This chapter was amended to add the definition of post-license education to mean, "forty-eight (48) hours of commission-approved education is required, within two (2) years

of receiving or activating an initial sales associate license."

KRS 324.085 – This statute was amended to require initial sales associates, licensed after the effective date of the Act (January 1, 2016), to complete 48 classroom or online hours of commission-approved post-license education, provided by one or a combination of the following: An accredited institution, a commission-approved real estate school, or a broker-affiliated training program.

The post-license education must be completed "within two (2) years of receiving or activating a license, unless extended by the commission for good cause shown." The license held by any licensee failing to complete his or her sales associate post-license education requirements shall be automatically cancelled.

In order to qualify to teach post-license courses, instructors shall maintain a minimum rating as prescribed by the commission by the promulgation of administrative regulations.

The commission is required to promulgate administrative regulations to establish procedures for implementing post-license requirements.

Following the 2015 legislative session, a committee was selected composed of KREC commissioners and staff, Kentucky educators, and representatives of the real estate industry to develop regulations implementing the new post-license education requirements. Proposed regulations have been submitted to the Legislative Research Commission to review and approve. In the meantime, several regulations were filed as emergency regulations and were effective as of June 29, 2015.

These regulations are necessary in order to give real estate schools, providers, and instructors ample time to understand compliance requirements and create courses in order to meet the January 1, 2016 implementation date of House Bill 149. An explanation of the emergency regulations can be found on page 8.

Governor Beshear Signs HB 149 Into Law





From the Director's Desk

By: Michael W. Wooden,
Executive Director

On behalf of the Kentucky Real Estate Commission and KREC staff, I want to take this opportunity to recognize the distinguished service of former Commissioner Linda Gibson Cecil. As you may know, Commissioner Cecil's four-year term as commissioner ended on May 22, 2015.

Commissioner Cecil's tenure began with her appointment by Governor Steve Beshear on October 29, 2010. Her service is marked by her great dedication and tireless efforts working on behalf of Kentucky's consumers and real estate licensees.

For the past four years as a member of the Kentucky Real Estate Commission, her leadership and direction have been vital to ensuring the KREC meets its important statutory responsibilities to licensees and consumers. Linda's knowledge and perspective have been an integral contribution to every Commission meeting. Her fellow commissioners demonstrated their confidence in her leadership by electing her vice-chair (2012) and chair (2013).

Linda Gibson Cecil leaves the Commission with a great legacy through her determined and tireless efforts to improve the quality of real estate education for licensees. She chaired KREC's Education Review Work Group, which was composed of real estate educators and licensees across Kentucky, to conduct a thorough review of Kentucky's real estate laws and regulations pertaining to pre-licensing education and continuing education requirements. The committee made numerous recommendations to improve real estate education, including a recommendation to support legislation to establish a post-license education program for new real estate licensees.

Through Commissioner Cecil's role as chair of the KREC work group and through the many professional contacts with real estate educators throughout the Commonwealth, she was an integral part of the industry-wide initiative to write and pass post-license education legislation. Because of her efforts and with the leadership and membership participation received from the Kentucky Association of REALTORS® and other organizations, post-license education legislation became a reality in the form of House Bill 149.

The legislation established the requirement that all new licensees within two years of receiving their initial sales associate license or activating their license would be required to take forty-eight hours of post-license education. After passing the Kentucky House of Representatives and Senate without opposition, House Bill 149 was signed into law by Governor Beshear and becomes effective on January 1, 2016.

All of us at the Commission are grateful for Linda's commitment and leadership. We will continue to seek her guidance, advice, and participation in Commission and industry activities.

Commissioners and staff of the KREC encourage each of you to share your heartfelt appreciation with Linda. Please send any written correspondence to her using the KREC mailing address: Linda Gibson Cecil, Kentucky Real Estate Commission, 10200 Linn Station Road, Suite 201, Louisville, KY 40223. We will forward your letters and messages directly to her.

All of us at the Commission extend to Linda our sincere best wishes for good health, happiness, and continued professional success. Linda, we truly thank you for your tireless efforts spent in endeavors of importance to the Kentucky Real Estate Commission, real estate licensees, and consumers.

KAR is Now Accepting Commissioner Applications

Any Real Estate Licensee wishing to be considered for a four-year term as a Kentucky Real Estate Commissioner should submit an application form to the **Kentucky Association of REALTORS®**.

Deadline for submission is August 3, 2015 to KAR, by mail (161 Prosperous Place, Lexington, KY 40509) or by e-mail (see e-mail address below.) Candidate interviews will be held in Lexington.

The application form and detailed requirements are available at www.kar.com. To qualify, one must have been a resident of the Commonwealth for 10 years and have held a Kentucky Real Estate license for 10 years.

Questions may be directed to dharris@kar.com or call 1-800-264-2185.

KREC Commissioners



Jim Huff, Chair



Bob Roberts, Vice-Chair



Kim Sickles



Dana Anderson



Tom Biederman

KREC “HOTLINE” FAQ

Change of Brokerage Firms

By: Y. Denise Payne Wade
KREC Staff Attorney

The Commission regularly receives questions from licensees about changing brokerage firms. Below are two common questions and answers.



QUESTION #1

“I’m in the process of changing brokerages. What can I tell my clients about my change and can I take my listings with me?”

ANSWER

In the absence of a contract stating otherwise, all listings belong to principal brokers, not to their affiliated licensees. Therefore, if an agent changes principal brokers, the original principal broker may agree to release the listings to the agent’s new principal broker. Otherwise, the listings will continue to be “owned” by the agent’s former principal broker. Therefore, when an agent decides to change brokerages, the agent may only inform the principal broker’s clients that he or she is leaving. There should not be any discussions between the agent and his principal broker’s clients about how to cancel or withdraw the listings, as that could constitute a violation of 201 KAR 11:110, Section 1, which states:

“No real estate broker shall induce any party to a contract or sale or lease to break such contract for the purpose of substituting in lieu thereof a new contract with another principal broker.”

QUESTION #2

“I have asked my principal broker to release my license, but he will not. Do I have any options?”

ANSWER

Yes, an option is available to licensees facing this problem. The option is found in KRS 324.312, which states as follows:

- (1) *A principal broker shall return an associate’s license to the commission immediately:*
 - (a) *Upon the written termination of the association between the broker and the associate; or*
 - (b) *At any time upon the commission’s request.*
- (2) *If a principal broker fails to return a license to the commission as required by subsection (1) of this section within five (5) business days, the commission shall consider the license as released, and the principal broker shall be in violation of subsection of KRS 324.160(4)(u).*

Remember, principal brokers can, and are encouraged to, release licensees online through the “Online Licensing Services” tab on the Commission’s website.

Now is a Good Time to Complete C.E.

Continuing education is required of licensees who were licensed after June 19, 1976. Those licensees must annually complete six (6) hours of approved real estate education with three (3) of the six (6) hours being in law. Licensees must also take the Kentucky Core Course once every four (4) years. Sounds easy enough and who wouldn't want to stay abreast of real estate changes and improve his or her knowledge of the industry?

The real estate industry is constantly changing and staying current on the continuing education requirements benefits licensees in a number of ways. Attending continuing education classes not only gives licensees knowledge and skills that can help them become successful in the industry, but it also provides them networking opportunities with fellow licensees. There are so many classes to choose from right now and Kentucky has many instructors who are experts in the field of real estate education. Also, rather than focusing on merely completing the hours, try focusing on the educational aspects. Sign up for a class in an area that will benefit your business and the customers and clients you serve. Just because Kentucky requires six (6) hours of continuing education does not mean that licensees have to stop there. Taking more than the required hours will only improve your knowledge of the industry and help you stay ahead of developing trends and technological changes. Don't look at continuing education as a requirement, look at it as a key to becoming successful. Obviously, the more time a person puts into pursuing educational opportunities, the more likely that person will be successful.

WHY NOW?

Summer is the perfect time to complete the continuing education requirements. Often the classes are not as full as they are toward the end of the year, which makes it possible for licensees to take classes of interest rather than completing classes for convenience only. Waiting until November and December to complete the required continuing education is not advisable. First, weather conditions can create course postponements and cancellations. Second, another problem occurs when licensees take a course at the eleventh hour that does not satisfy his or her particular requirements. Doing this reduces the chances of being able to timely complete the correct course. Licensees unable to complete the hours will be subject to a \$500 delinquency fine. So, with over half of 2015 already gone, don't delay and sign up today. The deadline to complete C.E. is December 31, 2015. For a complete list of approved providers, please visit our website (krec.ky.gov) and click on the continuing education link. Remember that online courses require a final exam, a completed course evaluation and a signed affidavit to receive credit.



THE COMMISSION IS COMING TO DAWSON SPRINGS, KENTUCKY!

Please make plans to join us on July 16, 2015, at 9:00 a.m., at Pennyrile Forest State Park

In order to give licensees around the state an opportunity to attend a Commission meeting, the Commission meeting is held remotely once a year. The Commission has not visited this area of the state in the past and we are looking forward to meeting licensees at the next scheduled Commission meeting at Pennyrile State Park. Please mark your calendars and make plans to attend. Licensees will be able to see first-hand what happens at a Commission meeting. We hope to see you there!



**Pennyrile Forest State
Resort Park
20781 Pennyrile Lodge Road
Dawson Springs, KY 42408
(270) 797-3421**

Licensees Need to Make Sure They Have Errors and Omissions Insurance If/When a Claim is Filed!

The Commission's group E&O program is a "claims-made and reported" policy, as are most professional liability policies. What does that mean for licensees? It means that when a claim is filed against you it must be made and reported during the policy period or the extended reporting period. The exact language in the group E&O policy administered by Rice Insurance Services Company, LLC states, "This is a claims-made and reported policy. Except as may be otherwise provided herein this coverage is limited to liability for only those claims which are first made against the insured and reported to the company during the individual policy period or any applicable extended reporting period."

If you are not renewing the group E&O policy for any reason, including going inactive or retiring, you may want to consider purchasing an extended reporting period endorsement (often called "tail coverage") to apply to claims that arise after your policy's end date. The group policy offers tail coverage, by an endorsement of one, two, or three years, which must be purchased within ninety days after the policy's end date. These endorsements extend the policy's reporting date, so that the policy applies to claims made during the extended reporting period.

Although the examples below deal specifically with the "group" E&O insurance policy, most other policies will be very similar to the way claims are treated. It is important whether you have group coverage or "private" firm coverage to know your policy and when coverage is applied.

EXAMPLE #1

Licensee Betty Broker had group E&O insurance for 10 years until she retired on March 31, 2014. About one year later, on April 1, 2015, she receives notice of a claim against her for a real estate transaction that closed in February of 2014. She assumes that since she had E&O coverage when she was actively brokering real estate that she would be covered. Unfortunately, she assumed wrong. Since Betty Broker did not purchase tail coverage and she was beyond her 90-day extending reporting period, she does not have any E&O coverage and her claim would be denied.

EXAMPLE #2

Licensee Andy Associate had group E&O insurance for 5 years, until he went into escrow on January 1, 2015. On July 1, 2015, he receives notice of a claim against him. Andy Associate assumed that, since he put his license in escrow earlier in the year, he would be covered. Andy Associate's group policy expired on March 31, 2015. The group policy allows for an automatic extending reporting period of 90 days, but since Andy Associate received the claim beyond the 90-day extended reporting period, he does not have coverage.

There can also be gaps in coverage when licensees go from group coverage to "private" firm coverage and visa versa. Many private firm policies only cover licensees for claims while at that particular firm.

EXAMPLE #3

Licensee Sally Seller had group coverage for 2 years and worked at "Company A" before transferring her license to "Company B." Company A required group coverage and Company B required private firm coverage. After working at Company B for 6 months, Sally received a claim for a transaction she closed on while working at "Company A." Sally Seller notifies her private firm coverage company and is told that they will not cover her for prior acts at a different company. Sally Seller then contacted the Commission's group carrier of the claim and she is notified that, since she did not purchase tail coverage and she is beyond her 90-automatic reporting period, her claim will not be covered.

Licensees can avoid situations like the three examples above by purchasing tail coverage. Under the group policy, tail coverage can only be purchased within (90) days after the licensee's policy has terminated and must be purchased directly from Rice Insurance Services Company, LLC. Licensees with private coverage need to contact their individual carriers/administrators for their exact policy requirements. Tail coverage is very important to consider, because many professional liability claims are not made until months after the subject transaction occurs and some may even be made years after the transaction. Be prepared and plan ahead in case a claim is filed!





Disciplinary Actions



Randall S. Hayden

Case No. 13-0014 (Owensboro)

Violation: Mr. Hayden stipulated to an unintentional violation of KRS 324.160(4)(u) and (t); specifically, 201 KAR 11:250 and 201 KAR 11:400, resulting from his good-faith but mistaken belief that it was proper for him to negotiate a property price reduction for the buyers of same; thereby, contributing to their confusion over his agency role in the residential real estate transaction, which also involved Mr. Hayden's failure to provide the buyers with a Consumer Guide to Agency Relationships form and his failure to timely provide a properly completed agency disclosure statement.

Disposition: Mr. Hayden's license was placed on probation for a six (6) month period, beginning on the date of acceptance of the Agreed Order by the Commission. Mr. Hayden also agreed to pay the Commission a fine in the amount of one thousand dollars (\$1,000.00). He also agreed to successfully complete six (6) hours of continuing education in agency law, in addition to any hours he is otherwise required to complete. Alternatively, and within the same time frame, Mr. Hayden may complete either the Kentucky Core Course, or the Commission's 6-hour Risk Management for Brokers Course as a substitute for the six (6) additional hours in agency law that are required under the Agreed Order.

Harold Akers, Jr.

Case No. #12-0055 (Mount Sterling)

Violation: Mr. Akers stipulated to a violation of KRS 324.160(4)(t) by violating a lawful Order of the Commission requiring him to pay the Commission-approved fine imposed in Case No. 09-0202 and by failing to file his Sworn Answer as required under KRS 324.151

Disposition: Mr. Akers voluntarily

agreed that his license be suspended for six (6) months, beginning on the acceptance date of his Agreed Order by the Commission. The Commission and all parties agreed that the sanction of suspension is probated for fifteen (15) months, beginning on the acceptance date of the Agreed Order by the Commission. During the 15-month probationary period, Mr. Akers agreed to pay a fine to the Commission in the amount of fifteen hundred dollars (\$1,500.00), representing payment of the one thousand dollar (\$1,000.00) fine imposed in Case No. 09-0202 and an additional five hundred dollars (\$500.00), which is imposed in this case.

Tammy Campbell

Case No. #14-0051 (Lexington)

Violation: Ms. Campbell stipulated to a violation of KRS 324.160(4)(t), for violating 201 KAR 11:230, by failing to comply with her 2013 Continuing Education Delinquency Plan & Agreement to satisfy her 2013 continuing education requirement.

Disposition: Ms. Campbell's license was changed from "escrowed" to "suspended" for six (6) months, beginning on the acceptance of the Agreed Order by the Commission. As further agreed, Ms. Campbell shall not be allowed to activate her license after the 6-month suspension period ends unless, within ninety (90) days of the expiration of the suspension period, Ms. Campbell first completes the current year's continuing education requirements and her remaining 2013 continuing education requirement, submits the required reinstatement documents and pays all necessary renewal and transfer fees as required by KRS 324.287. If Ms. Campbell fails to reinstate her license within the ninety (90) days following the completion of the 6-month suspension period, then her license shall be cancelled and she shall meet the

requirements for initial licensure, including retaking the examination.

Michael J. Taylor

Case No. 14-0046 (Brentwood, TN)

Violation: Mr. Taylor failed to complete his 2013 continuing education and then failed to comply with his Delinquency Plan. Mr. Taylor was issued a Notice of Hearing and Charges and Deficiency and he failed to participate in the administrative action.

Disposition: The Commission, adopting the Hearing Officer's Recommended Order of Default Judgement, suspended Mr. Taylor's license for six (6) months.

David Badgett

Case No. 13-0001 (Louisville)

Violation: Mr. Badgett stipulated that he violated KRS 324.160(4)(u) by improperly earning property management fees (which did not result in a profit). He did so while acting in the capacity of a sales associate-owner of a property management company he created. The company did not have a principal broker, as required, and is now dissolved.

Disposition: Mr. Badgett agreed to pay a fine to the Commission in the amount of one thousand five hundred dollars (\$1,500.00) and to complete a three (3) hour continuing education property management course, in addition to any other continuing education hours he is otherwise required to complete. Mr. Badgett agreed to a formal reprimand. In addition, the agreed order expressly states the license law requirement that Mr. Badgett shall not engage in property management without the legal authority to do so and, as an affiliated licensee of a principal broker, he shall not accept valuable consideration for the performance of that, or any other, real estate brokerage activity from any person except his principal broker.

Recent Changes to Statutes & Regulations



The following is a summary of the most recent changes to the statutes and regulations. Licensees are encouraged to have the most current version of the law manual, that can be viewed or printed directly from the Commission's website.

REGULATIONS EFFECTIVE

10/31/14

201 KAR 11:011 – Definitions for 201 KAR Chapter 11

This regulation was amended to delete the definition of "Prize," to reflect changes in law allowing rebates and inducements. It was also amended to delete the definitions of "Guaranteed sales plan" and "Required disclosure." That language was moved to 201 KAR 11:121 where the requirements of a guaranteed sales plan are listed.

201 KAR 11:105 Advertising listed property; advertising public information about specific property; under what conditions consent and authorization of owner or principal broker is required

This regulation was amended to clarify that a buyer's agent may advertise his or her role in the sale after a closing has occurred and to require that his or her participation as a buyer's agent is conspicuously stated.

201 KAR 11:121 Improper conduct

This regulation was amended to include the definition of "Guaranteed sales plan" and the advertising and required disclosure requirements for guaranteed sales plans. This regulation was amended to delete language dealing with licensees acting in the dual capacity of a real estate licensee and a loan originator. This regulation was also amended to remove language prohibiting a Kentucky broker to assist an individual not actively licensed in Kentucky in the practice of brokering real estate, which was deemed unconstitutional.

STATUTE EFFECTIVE 06/24/2015

KRS 324.020 – Requirement of licensing – Application of chapter to owner or builder-developer – Prohibition against fee splitting – Exceptions – Supervision of sales

associate – Authority to seek injunctive relief.

This statute was amended to allow a broker to pay a licensed auctioneer for services rendered in cases where an auctioneer and real estate broker collaborate in the conduct of a sale of real estate at auction.

NEW POST-LICENSE REGULATIONS EFFECTIVE 6/29/2015

201 KAR 11:235 Post-license education requirements

This administrative regulation establishes procedures for implementing the requirements for post-license education. It defines the authorized post-license education providers and the course topics that are required. It sets forth the application requirements for education providers seeking approval to offer post-license education courses, sets the criteria for the post-license education course curriculum, criteria for instructor approval, and addresses compliance and delinquency consequences and remedies. It also identifies the required Commission forms for submitting applications and other materials.

201 KAR 11:170 Real estate school and pre-license course approval

This regulation sets forth the application requirements for education providers seeking approval to offer real estate courses, sets the criteria for pre-license course curriculum, out-of-state course approval, record maintenance requirements, the requirement to allow inspection and monitoring by the commission, sets grounds for revocation of school approval, and prohibits attempts to copy or reconstruct the real estate licensing examination.

201 KAR 11:175 Instructor approval procedures and guidelines

This regulation sets forth the procedures and guidelines for the approval of an instructor at an approved real estate school. Education providers must have their instructors approved to teach a course. Approval may be obtained by following the procedures and guidelines set forth in this regulation. This regulation is being amended to maintain consistency between the

requirements for continuing education and post-licensure education. Forms utilized by the commission have been revised to allow their use for both continuing education and post-licensure education. Some of these revised forms are incorporated by reference within this regulation. Forms have been amended to reflect the new form names and form numbers.

201 KAR 11:240 Distance education requirements

This administrative regulation establishes criteria for approval of courses offered through online and other distance education methods for pre-license, post-license, and continuing education courses, and deletes the requirement that these type courses be certified by ARELLO or the International Distance Education Certification Center (IDECC)]. Further, it sets forth the approval process for education providers seeking approval to offer distance education courses, sets the criteria for the distance education course and instructor approval.

STATUTES EFFECTIVE 1/1/2016

KRS 324.010 Definitions for chapter – Application of chapter

This statute was amended to add the definition of post-license education.

KRS 324.085 Continuing education requirements – Post-licensure education requirements -- Qualifications of instructors – Administrative regulations

This statute was amended to require initial sales associates licensed after the effective date to complete forty-eight (48) classroom or online hours of commission-approved post-license education.

A Public Hearing for new proposed regulations will be held on August 24, 2015 at 9:00 a.m. in the KREC Board Room.



REAL ESTATE EXAM CHANGE EFFECTIVE JULY 1, 2015

In the past, all real estate exam candidates were required to pass both portions of the licensing exam at the same time in order to submit a real estate licensing application and apply for a license.

Beginning **JULY 1, 2015**, candidates who pass one portion of the Kentucky Salesperson or Kentucky Broker exam (national or state law) and fail the other portion may retake the failed portion within four (4) months of passing the first portion. After four (4) months of the initial testing date, both portions must be retaken. Once both portions have been passed, within the

required four (4) month period, a candidate will be given the application form at the testing center and will have sixty (60) days to apply for their license. After sixty (60) days, the entire exam is voided.

The cost of the exam is \$100, whether you take one or both portions. Candidates must complete all course requirements and request their FBI report prior to taking the licensing exam. Additional information and application check lists are available on our website at krec.ky.gov. Simply click on "Licensing," then "New Applicants," and "Overview."

FBI Report Requirements and Applicants With Unreadable Prints

Prior to taking the real estate exam, individuals are required to first request an FBI background check and then file the report with the Commission when they apply for licensure. Some applicants receive notices from the FBI stating "The quality of {fingerprint} characteristics is too low to be used" or "Fingerprint pattern(s) not discernible."

Time, work, and use of some cleaning products leave individuals with fingerprints that cannot be read by the FBI's Automated Fingerprint Identification Technology. In most instances, a second set of prints will come back unreadable as well.

The Commission requires applicants who receive the unreadable notice to attach a copy of the notice, an AOC report (if they are a Kentucky resident) or a state background report from the state they reside in if they live outside of Kentucky, and a completed Unreadable Prints Affidavit to their application. These three items

when filed together will meet the FBI report requirement and the applicant may proceed with their application.

Licensees who obtained their license under the Optional Affidavit process and receive the unreadable prints notice from the FBI must file a copy of the notice along with the unreadable affidavit to close their file. These individuals submitted an AOC report or state background report with their initial application and are required to file the FBI report with the KREC within 180 days of licensure.



The Unreadable Affidavit can be obtained from the Commission's website at www.krec.ky.gov, under the Licensing section. Click on the FBI Report Requirement "Overview" tab and the affidavit can be found under the list of resources. A link to the AOC Fastcheck service is also located in this section.

Kentucky Real Estate Commission

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COME SEE THE KREC BOOTH AT THE KENTUCKY STATE FAIR!

The 111th Kentucky State Fair runs from August 20 - 30, 2015, at the Kentucky Fair and Exposition Center in Louisville, Kentucky. The Kentucky Real Estate Commission is again hosting a booth in the Main Street Kentucky section of the South Wing. With over 550,000+ visitors during the eleven-day fair, this is an excellent way for the KREC to reach the consumers in Kentucky.



Commissioners and staff will be handing out information and brochures about becoming a real estate licensee and the importance of using a licensed real estate agent. Please stop by our booth and say hello.

